

SITE NUMBER: K142

NAME: Elsick

Assessment undertaken by: Sarah MacRitchie

Proposer: Elsick Development Company Limited c/o Montagu Evans

Nature of the proposal: New Settlement: Mixed Use 4000-6000 houses

Recommendation: Possible

Reasoned justification:¹ The majority of the site has no constraints, however there are small areas of ancient woodland and flood risk. There are archaeological sites, but few of national or regional importance. The capacity study identified the sites closest to the A90 and Newtonhill as suitable and the remainder less or least favoured. The site scores 3 on the GAM. The site scores + in the SEA.

The Eastern part of the site is covered by the Portlethen Corridor Capacity Study sites N7, N8, N10, N11, N12, N13. The site extends much larger than these designations, and the study did not consider a new settlement.

Newtonhill is unlikely to get a rail station in the near future and in any case, the settlement proposed is a considerable distance from the station. There would be reliance on the trunk road network and major improvements required, which limits the potential for alternative transportation options. Access onto the fastlink section of the AWPR may be difficult to achieve.

The site is largely East facing, with a number of hills/peaks and Elsick Burn Valley flowing through the middle. The undulating landscape could absorb a settlement.

Whether the site can be delivered within the timescale is not certain, further jeopardising the potential of this site.

The preferred settlement strategy as identified by infrastructure considerations is to the South of Aberdeen City and the North of Portlethen, but this proposal is an alternative option.

Site N10

			0	1	2	Notes	
Climate	Shelter from cold winds	1 Planting or landform	X				
	Potential for passive solar gain	2 Direction of slope		X			
Energy	Proximity to services – where there are multiple primary schools, choose one location (triangulation of all the schools) to create a school node.	3 Distance to core facilities area (library/medical centre)	X				
		4 Distance to nearest primary school	X				
		5 Distance to leisure facilities	X				
		6 Distance to public open space	X				
		7 Distance to proposed Civic Centre	X				
		8 Distance to Retail Park	X				
	Ease of providing public transport	9 Opportunity to contribute new public open space (e.g. parks, sports areas, green corridors/links (including river corridors), or natural/semi-natural greenspaces (woodland or wetland areas) within or adjacent (within 400m) to the site – see PAN 65: <i>Planning and open space</i>			X		
		10 Opportunity to provide new/improve connections to existing facilities		X			
		11 Proximity to train station	X				
		12 Proximity to existing bus routes	X				
	Ease of pedestrian/cycle routes	13 Suitability of site for new bus route(s) to pass through				X	
		14 Shortness of routes (Average 3-13)	X				
		15 Ease of Slope		X			
Accessibility of business land	16 Avoidance of nasty crossing points		X				
	17 Proximity to nearest employment site				X		
	18 Proximity to A90/AWPR				X		
Resources	Availability of water supply	19 Ease of providing water (Scottish Water)		X			
	Availability of drainage	20 Ease of providing drainage (Scottish Water)		X			
	Avoidance of flooding	21 Flooding potential				X	
		22 Likely spill-over downstream				X	
		23 Existing Wetland				X	
	Loss of natural and built resources	24 Quality of agricultural land lost		X			
		25 Minerals sterilised				X	
26 Protection of sites designated for landscape quality					X		
27 Historic buildings / designed landscapes and gardens/ archaeology affected					X		
Limited waste of resources	28 Cost of overcoming constraints (mitigation/infrastructure except water & drainage)		X				

		29 Provision of new services	X				
	Likely resolution of existing problems	30 Enhancement of built heritage		X			
Social	Accessibility of services	31 Accessibility to town civic centre node	X				
		32 Accessibility to employment node			X		
		33 Accessibility to nearest primary school	X				
		34 Accessibility to open space			X		
		35 Access to retail park	X				
		36 Provision of new services or resource within the area (e.g. school, open space or other infrastructure of value to the town as a whole)		X			
	Balance of community	37 Balance of land uses provided – its potential to provide different types and character of land use (such as high and low density employment, housing or retail land), as a result of sensitivity to scale, slope, distance, or noise considerations				X	
		38 Integration of new with original town		X			
		39 Response to genius loci “character and feel of the area”	X				
	Sense of place	40 Visual considerations, obstruction of view from viewpoints, dwellings on the site		X			
41 Disturbance from traffic		X					
42 Response to urban grain, will the site feel part of existing built form?			X				
Biodiversity	Response to natural heritage	43 Likely contribution to open space strategy			X		
		44 Degree loss of biodiversity			X		
		45 Enhancement of natural heritage (species)			X		
		46 Enhancement of natural heritage (habitat)		X			
Total score (out of a possible 92)			0	15	30		
Total % score			49				

<i>Breakdown of Scores</i>	
Climate total score (out of a possible 4)	1
Energy total score (out of a possible 32)	10
Resource total score (out of a possible 24)	17
Social total score (out of a possible 24)	10
Biodiversity total score (out of a possible 8)	7

Site N11

			0	1	2	Notes	
Climate	Shelter from cold winds	1 Planting or landform	X				
	Potential for passive solar gain	2 Direction of slope	X				
Energy	Proximity to services – where there are multiple primary schools, choose one location (triangulation of all the schools) to create a school node.	3 Distance to core facilities area (library/medical centre)	X				
		4 Distance to nearest primary school	X				
		5 Distance to leisure facilities	X				
		6 Distance to public open space	X				
		7 Distance to proposed Civic Centre	X				
		8 Distance to Retail Park	X				
		9 Opportunity to contribute new public open space (e.g. parks, sports areas, green corridors/links (including river corridors), or natural/semi-natural greenspaces (woodland or wetland areas) within or adjacent (within 400m) to the site – see PAN 65: <i>Planning and open space</i>				X	
	Ease of providing public transport	10 Opportunity to provide new/improve connections to existing facilities			X		
		11 Proximity to train station	X				
		12 Proximity to existing bus routes	X				
		13 Suitability of site for new bus route(s) to pass through				X	
	Ease of pedestrian/cycle routes	14 Shortness of routes (Average 3-13)	X				
		15 Ease of Slope			X		
		16 Avoidance of nasty crossing points	X				
	Accessibility of business land	17 Proximity to nearest employment site			X		
		18 Proximity to A90/AWPR				X	
	Resources	Availability of water supply	19 Ease of providing water (Scottish Water)		X		
		Availability of drainage	20 Ease of providing drainage (Scottish Water)		X		
Avoidance of flooding		21 Flooding potential			X		
		22 Likely spill-over downstream			X		
		23 Existing Wetland				X	
Loss of natural and built resources		24 Quality of agricultural land lost			X		
		25 Minerals sterilised				X	
		26 Protection of sites designated for landscape quality				X	
	27 Historic buildings / designed landscapes and gardens/ archaeology affected				X		
Limited waste of resources	28 Cost of overcoming constraints (mitigation/infrastructure except water & drainage)			X			

		29 Provision of new services	X				
	Likely resolution of existing problems	30 Enhancement of built heritage			X		
Social	Accessibility of services	31 Accessibility to town civic centre node	X				
		32 Accessibility to employment node		X			
		33 Accessibility to nearest primary school	X				
		34 Accessibility to open space		X			
		35 Access to retail park	X				
		36 Provision of new services or resource within the area (e.g. school, open space or other infrastructure of value to the town as a whole)		X			
	Balance of community	37 Balance of land uses provided – its potential to provide different types and character of land use (such as high and low density employment, housing or retail land), as a result of sensitivity to scale, slope, distance, or noise considerations			X		
		38 Integration of new with original town	X				
		39 Response to genius loci “character and feel of the area”	X				
	Sense of place	40 Visual considerations, obstruction of view from viewpoints, dwellings on the site			X		
41 Disturbance from traffic				X			
42 Response to urban grain, will the site feel part of existing built form?		X					
Biodiversity	Response to natural heritage	43 Likely contribution to open space strategy			X		
		44 Degree loss of biodiversity			X		
		45 Enhancement of natural heritage (species)			X		
		46 Enhancement of natural heritage (habitat)		X			
Total score (out of a possible 92)			0	16	22		
Total % score			41				

<i>Breakdown of Scores</i>	
Climate total score (out of a possible 4)	0
Energy total score (out of a possible 32)	9
Resource total score (out of a possible 24)	16
Social total score (out of a possible 24)	6
Biodiversity total score (out of a possible 8)	7

Site **N12**

			0	1	2	Notes	
Climate	Shelter from cold winds	1 Planting or landform	X				
	Potential for passive solar gain	2 Direction of slope			X		
Energy	Proximity to services – where there are multiple primary schools, choose one location (triangulation of all the schools) to create a school node.	3 Distance to core facilities area (library/medical centre)	X				
		4 Distance to nearest primary school	X				
		5 Distance to leisure facilities	X				
		6 Distance to public open space		X			
		7 Distance to proposed Civic Centre	X				
		8 Distance to Retail Park	X				
		9 Opportunity to contribute new public open space (e.g. parks, sports areas, green corridors/links (including river corridors), or natural/semi-natural greenspaces (woodland or wetland areas) within or adjacent (within 400m) to the site – see PAN 65: <i>Planning and open space</i>		X			
	Ease of providing public transport	10 Opportunity to provide new/improve connections to existing facilities	X				
		11 Proximity to train station	X				
		12 Proximity to existing bus routes			X		
		13 Suitability of site for new bus route(s) to pass through	X				
	Ease of pedestrian/cycle routes	14 Shortness of routes (Average 3-13)		X			
		15 Ease of Slope		X			
		16 Avoidance of nasty crossing points	X				
	Accessibility of business land	17 Proximity to nearest employment site			X		
		18 Proximity to A90/AWPR			X		
	Resources	Availability of water supply	19 Ease of providing water (Scottish Water)		X		
		Availability of drainage	20 Ease of providing drainage (Scottish Water)	X			
Avoidance of flooding		21 Flooding potential	X				
		22 Likely spill-over downstream	X				
		23 Existing Wetland			X		
Loss of natural and built resources		24 Quality of agricultural land lost		X			
		25 Minerals sterilised			X		
		26 Protection of sites designated for landscape quality			X		
	27 Historic buildings / designed landscapes and gardens/ archaeology affected			X			
Limited waste of resources	28 Cost of overcoming constraints (mitigation/infrastructure except water & drainage)	X					

		29 Provision of new services	X			
	Likely resolution of existing problems	30 Enhancement of built heritage		X		
Social	Accessibility of services	31 Accessibility to town civic centre node	X			
		32 Accessibility to employment node	X			
		33 Accessibility to nearest primary school	X			
		34 Accessibility to open space	X			
		35 Access to retail park	X			
		36 Provision of new services or resource within the area (e.g. school, open space or other infrastructure of value to the town as a whole)		X		
	Balance of community	37 Balance of land uses provided – its potential to provide different types and character of land use (such as high and low density employment, housing or retail land), as a result of sensitivity to scale, slope, distance, or noise considerations	X			
		38 Integration of new with original town	X			
		39 Response to genius loci “character and feel of the area”	X			
	Sense of place	40 Visual considerations, obstruction of view from viewpoints, dwellings on the site	X			
41 Disturbance from traffic				X		
42 Response to urban grain, will the site feel part of existing built form?		X				
Biodiversity	Response to natural heritage	43 Likely contribution to open space strategy		X		
		44 Degree loss of biodiversity	X			
		45 Enhancement of natural heritage (species)			X	
		46 Enhancement of natural heritage (habitat)		X		
Total score (out of a possible 92)			0	11	18	
Total % score			32			

<i>Breakdown of Scores</i>	
Climate total score (out of a possible 4)	2
Energy total score (out of a possible 32)	10
Resource total score (out of a possible 24)	11
Social total score (out of a possible 24)	3
Biodiversity total score (out of a possible 8)	4

Site N13

			0	1	2	Notes	
Climate	Shelter from cold winds	1 Planting or landform	X				
	Potential for passive solar gain	2 Direction of slope		X			
Energy	Proximity to services – where there are multiple primary schools, choose one location (triangulation of all the schools) to create a school node.	3 Distance to core facilities area (library/medical centre)	X				
		4 Distance to nearest primary school	X				
		5 Distance to leisure facilities	X				
		6 Distance to public open space		X			
		7 Distance to proposed Civic Centre	X				
		8 Distance to Retail Park	X				
		9 Opportunity to contribute new public open space (e.g. parks, sports areas, green corridors/links (including river corridors), or natural/semi-natural greenspaces (woodland or wetland areas) within or adjacent (within 400m) to the site – see PAN 65: <i>Planning and open space</i>	X				
	Ease of providing public transport	10 Opportunity to provide new/improve connections to existing facilities			X		
		11 Proximity to train station	X				
		12 Proximity to existing bus routes	X				
		13 Suitability of site for new bus route(s) to pass through			X		
	Ease of pedestrian/cycle routes	14 Shortness of routes (Average 3-13)	X				
		15 Ease of Slope		X			
		16 Avoidance of nasty crossing points		X			
	Accessibility of business land	17 Proximity to nearest employment site			X		
		18 Proximity to A90/AWPR		X			
	Resources	Availability of water supply	19 Ease of providing water (Scottish Water)		X		
		Availability of drainage	20 Ease of providing drainage (Scottish Water)		X		
Avoidance of flooding		21 Flooding potential			X		
		22 Likely spill-over downstream			X		
		23 Existing Wetland			X		
Loss of natural and built resources		24 Quality of agricultural land lost		X			
		25 Minerals sterilised			X		
		26 Protection of sites designated for landscape quality			X		
	27 Historic buildings / designed landscapes and gardens/ archaeology affected			X			
Limited waste of resources	28 Cost of overcoming constraints (mitigation/infrastructure except water & drainage)		X				

		29 Provision of new services		X			
	Likely resolution of existing problems	30 Enhancement of built heritage		X			
Social	Accessibility of services	31 Accessibility to town civic centre node	X				
		32 Accessibility to employment node			X		
		33 Accessibility to nearest primary school	X				
		34 Accessibility to open space		X			
		35 Access to retail park	X				
		36 Provision of new services or resource within the area (e.g. school, open space or other infrastructure of value to the town as a whole)		X			
	Balance of community	37 Balance of land uses provided – its potential to provide different types and character of land use (such as high and low density employment, housing or retail land), as a result of sensitivity to scale, slope, distance, or noise considerations				X	
		38 Integration of new with original town	X				
		39 Response to genius loci “character and feel of the area”	X				
	Sense of place	40 Visual considerations, obstruction of view from viewpoints, dwellings on the site			X		
41 Disturbance from traffic		X					
42 Response to urban grain, will the site feel part of existing built form?		X					
Biodiversity	Response to natural heritage	43 Likely contribution to open space strategy				X	
		44 Degree loss of biodiversity		X			
		45 Enhancement of natural heritage (species)				X	
		46 Enhancement of natural heritage (habitat)		X			
Total score (out of a possible 92)			0	17	24		
Total % score			45				

<i>Breakdown of Scores</i>	
Climate total score (out of a possible 4)	1
Energy total score (out of a possible 32)	9
Resource total score (out of a possible 24)	18
Social total score (out of a possible 24)	7
Biodiversity total score (out of a possible 8)	6

Site **N7**

			0	1	2	Notes
Climate	Shelter from cold winds	1 Planting or landform	X			
	Potential for passive solar gain	2 Direction of slope		X		
Energy	Proximity to services – where there are multiple primary schools, choose one location (triangulation of all the schools) to create a school node.	3 Distance to core facilities area (library/medical centre)	X			
		4 Distance to nearest primary school	X			
		5 Distance to leisure facilities	X			
		6 Distance to public open space		X		
		7 Distance to proposed Civic Centre	X			
		8 Distance to Retail Park	X			
		9 Opportunity to contribute new public open space (e.g. parks, sports areas, green corridors/links (including river corridors), or natural/semi-natural greenspaces (woodland or wetland areas) within or adjacent (within 400m) to the site – see PAN 65: <i>Planning and open space</i>			X	
	Ease of providing public transport	10 Opportunity to provide new/improve connections to existing facilities	X			
		11 Proximity to train station	X			
		12 Proximity to existing bus routes	X			
		13 Suitability of site for new bus route(s) to pass through	X			
	Ease of pedestrian/cycle routes	14 Shortness of routes (Average 3-13)	X			
		15 Ease of Slope		X		
		16 Avoidance of nasty crossing points		X		
Accessibility of business land	17 Proximity to nearest employment site		X			
	18 Proximity to A90/AWPR		X			
Resources	Availability of water supply	19 Ease of providing water (Scottish Water)		X		
	Availability of drainage	20 Ease of providing drainage (Scottish Water)		X		
	Avoidance of flooding	21 Flooding potential		X		
		22 Likely spill-over downstream		X		
		23 Existing Wetland			X	
	Loss of natural and built resources	24 Quality of agricultural land lost		X		
		25 Minerals sterilised			X	
		26 Protection of sites designated for landscape quality			X	
27 Historic buildings / designed landscapes and gardens/ archaeology affected				X		
Limited waste of resources	28 Cost of overcoming constraints (mitigation/infrastructure except water & drainage)		X			

		29 Provision of new services	X				
	Likely resolution of existing problems	30 Enhancement of built heritage		X			
Social	Accessibility of services	31 Accessibility to town civic centre node	X				
		32 Accessibility to employment node		X			
		33 Accessibility to nearest primary school	X				
		34 Accessibility to open space		X			
		35 Access to retail park	X				
		36 Provision of new services or resource within the area (e.g. school, open space or other infrastructure of value to the town as a whole)	X				
	Balance of community	37 Balance of land uses provided – its potential to provide different types and character of land use (such as high and low density employment, housing or retail land), as a result of sensitivity to scale, slope, distance, or noise considerations			X		
		38 Integration of new with original town	X				
		39 Response to genius loci “character and feel of the area”			X		
	Sense of place	40 Visual considerations, obstruction of view from viewpoints, dwellings on the site	X				
41 Disturbance from traffic					X		
42 Response to urban grain, will the site feel part of existing built form?		X					
Biodiversity	Response to natural heritage	43 Likely contribution to open space strategy				X	
		44 Degree loss of biodiversity				X	
		45 Enhancement of natural heritage (species)					X
		46 Enhancement of natural heritage (habitat)			X		
Total score (out of a possible 92)			0	19	16		
Total % score			38				

<i>Breakdown of Scores</i>	
Climate total score (out of a possible 4)	1
Energy total score (out of a possible 32)	6
Resource total score (out of a possible 24)	15
Social total score (out of a possible 24)	6
Biodiversity total score (out of a possible 8)	7

Site N8

			0	1	2	Notes	
Climate	Shelter from cold winds	1 Planting or landform	X				
	Potential for passive solar gain	2 Direction of slope	X				
Energy	Proximity to services – where there are multiple primary schools, choose one location (triangulation of all the schools) to create a school node.	3 Distance to core facilities area (library/medical centre)	X				
		4 Distance to nearest primary school	X				
		5 Distance to leisure facilities	X				
		6 Distance to public open space	X				
		7 Distance to proposed Civic Centre	X				
		8 Distance to Retail Park	X				
		9 Opportunity to contribute new public open space (e.g. parks, sports areas, green corridors/links (including river corridors), or natural/semi-natural greenspaces (woodland or wetland areas) within or adjacent (within 400m) to the site – see PAN 65: <i>Planning and open space</i>		X			
		Ease of providing public transport	10 Opportunity to provide new/improve connections to existing facilities		X		
			11 Proximity to train station	X			
	12 Proximity to existing bus routes		X				
	13 Suitability of site for new bus route(s) to pass through			X			
	Ease of pedestrian/cycle routes	14 Shortness of routes (Average 3-13)	X				
		15 Ease of Slope	X				
		16 Avoidance of nasty crossing points		X			
	Accessibility of business land	17 Proximity to nearest employment site	X				
		18 Proximity to A90/AWPR		X			
	Resources	Availability of water supply	19 Ease of providing water (Scottish Water)		X		
		Availability of drainage	20 Ease of providing drainage (Scottish Water)		X		
Avoidance of flooding		21 Flooding potential	X				
		22 Likely spill-over downstream	X				
		23 Existing Wetland			X		
Loss of natural and built resources		24 Quality of agricultural land lost		X			
		25 Minerals sterilised			X		
		26 Protection of sites designated for landscape quality			X		
	27 Historic buildings / designed landscapes and gardens/ archaeology affected			X			
Limited waste of resources	28 Cost of overcoming constraints (mitigation/infrastructure except water & drainage)	X					

		29 Provision of new services	X			
	Likely resolution of existing problems	30 Enhancement of built heritage		X		
Social	Accessibility of services	31 Accessibility to town civic centre node	X			
		32 Accessibility to employment node	X			
		33 Accessibility to nearest primary school	X			
		34 Accessibility to open space			X	
		35 Access to retail park	X			
		36 Provision of new services or resource within the area (e.g. school, open space or other infrastructure of value to the town as a whole)		X		
	Balance of community	37 Balance of land uses provided – its potential to provide different types and character of land use (such as high and low density employment, housing or retail land), as a result of sensitivity to scale, slope, distance, or noise considerations		X		
		38 Integration of new with original town	X			
		39 Response to genius loci “character and feel of the area”		X		
	Sense of place	40 Visual considerations, obstruction of view from viewpoints, dwellings on the site	X			
41 Disturbance from traffic				X		
42 Response to urban grain, will the site feel part of existing built form?		X				
Biodiversity	Response to natural heritage	43 Likely contribution to open space strategy			X	
		44 Degree loss of biodiversity	X			
		45 Enhancement of natural heritage (species)			X	
		46 Enhancement of natural heritage (habitat)	X			
Total score (out of a possible 92)			0	12	16	
Total % score			30			

<i>Breakdown of Scores</i>	
Climate total score (out of a possible 4)	0
Energy total score (out of a possible 32)	5
Resource total score (out of a possible 24)	12
Social total score (out of a possible 24)	7
Biodiversity total score (out of a possible 8)	4

SITE NUMBER: K142

NAME: Elsick

Constraints mapping

	Criteria	Score	Justification
Capacity study site?			Which study:
Sustainable Economic Development	Accessibility of Existing centres of Employment	1	Employment land will be supplied within the settlement
	Provision of Business Land	1	Employment land proposed
	Distance to Key Service Centres	1	Service centre proposed
	pedestrian/cycle links to key services, employment land and surrounding developments	1	Pedestrian and cycle links proposed within settlement
Encourage and Support Regeneration	Brownfield Development	-1	No brownfield land
	Enhancement of Heritage	1	Vernacular buildings within the site retained
	Supporting quality of Services including primary schools	1	New services
	Resolves Issues of Contamination on Site	0	
Maintain and Enhance the Quality of the Natural Heritage and Built Environment	Quality of Agricultural Land Lost	0	Largely land classified 3.2
	Degree of loss of Biodiversity	1	Proposed to retain all woodland and moorland, wildlife corridors
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	0	Elsick Chapel is National Status but largely free from archaeology
Landscape	Shelter from cold winds	0	Topography to north,
	Potential for Passive Solar Gain	0	East facing site
	Visual Considerations	0	
	Designed Landscapes Affected	1	Elsick House remains of a Designed Landscape on small part of site. Proposed enhancement
Technical Issues	Availability of Water Supply	-1	Glendye WTW capacity for 172 units. New mains and pumping station required
	Ease of Providing Drainage	-1	No info on existing. New sewage network required, SUDS proposed
	Costs of Providing Access	-1	

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NAME: Elsick

Provision of New Community Services Required		-1		All new build	
Constraint	Ok	Relative Constraint	Not Ok	Notes	
Hazardous site	x				
Transport safeguarded site	x				
Pipeline constraint	x				
SEPA Fluvial Flood risk (0.5%)		x		Some along Burn of Elsick	
SEPA coastal Flooding (0.5%)	x				
SAC	x				
SPA	x				
Ramsar site	x				
SSSI	x				
Local Nature Reserve	x				
SESA SINS	x				
Woods for people	x				
Ancient Woodland		x		Around Elsick House	
“Protected” open space	x				
Other Constraints					

Other constraints include potential impact on critical environmental or social capital of the settlement identified through the characterisation process

SEA Objectives	Effect	Comments
SEA Topic: Air		
1 Protect and improve local air quality.	+	Transport corridor, pedestrian links
SEA Topic: Water		
2 Sustain and enhance water quality to good ecological status.	0	Small area at flood risk
SEA Topic: Soil		
3 Improve and safeguard soil quality.	0	Land classified 3.2
4 Reduction in the amount of waste going to landfill	0	
<i>Overall effect:</i>	0/+	
SEA Topic: Biodiversity		
5 Conserve, protect, maintain and enhance biodiversity (including ecosystems, habitats, species and genetic).	+	No nature conservation designations. Creation of wildlife corridors
<i>Overall effect:</i>	+	
SEA Topic: Climatic factors		
6 Reduce the causes of adverse climate change (e.g. reduction in CO ₂ levels and NE global footprint).	++	Transport corridor, on site renewable energy
7 Reduce vulnerability to the effects of climate change (e.g. flooding, public service provision, and habitats).	0	Outwith existing settlement – but whole new settlement
<i>Overall effect:</i>	+	
SEA Topic: Human health		
8 Safeguard and improve accessibility to open spaces.	+	Open space proposed – natural, parkland and woodland
9 Decrease deprivation/social exclusion.	0	
<i>Overall effect:</i>	0/+	
SEA Topic: Population		

SEA Objectives	Effect	Comments
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	+	Mix of housing size, type, tenure.
SEA Topic: Cultural heritage		
11 Protect, and where appropriate enhance the historic environment.	-/0	Elsick chapel listed/national status
SEA Topic: Landscape		
12 Protect, enhance and where appropriate restore the quality & distinctiveness of the area's landscape and townscapes.	0	
SEA Topic: Material assets		
13 Promote the creation of fixed assets (e.g. affordable housing, water and waste management facilities, and commercial and industrial assets.	++	New infrastructure, mixed use, employment land, secondary & primary schools
14 Regenerate derelict, vacant or contaminated land.	-	
15 Promote the use of sustainable materials and the adoption of Lifetime standards.	0	unknown
Overall effect:	+	
Overall effect:	+	<ul style="list-style-type: none"> • Largely positive impacts: air quality, biodiversity, climate change, open space, housing supply, fixed assets. • Some negative: water quality, historic environment

¹ Reasoned Justification

Why should this site be considered or dismissed in the Local Development Plan? Please ensure you cover issues relating to the preferred settlement strategy as part of this justification, particularly where you are making a “Preferred” recommendation. Please also embed (copy and paste from GGP) any suggestion you might wish to make regarding allocating only part of the site, or on phasing.

Please see the spreadsheet “Target housing and employment allocations.xls” for guidance on the indicative scale of allocations to be sought in each area (Use the TRIM search facility to find this). For each of the 8 areas a report on settlement strategy options will have to be prepared that outlines the principles and options that have been considered. I believe that this is an iterative process which starts with the “targets” as modified first by availability of sites and our technical evaluation, and thereafter by the views of members as to what they wish to achieve. I have started that report.

Please maintain a record of your progress in “Spreadsheet to record progress on completing bid assessments Jan 2009.xls”.

Modification of the reasoned justification will be undertaken to reflect the desired settlement strategy following the Member seminars in March 2009 and for the final draft of the main issues report in May, when the sheets will form part of the evidence base for the main issues “proposals” maps (published separately as a technical appendix.